

**NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766**



**TOWN OF RIDGEFIELD  
INLAND WETLANDS BOARD  
DRAFT PUBLIC HEARING AGENDA**

**Tuesday, October 23, 2018  
7:00 PM—Town Hall Annex**

**Lower Level Meeting Room  
66 Prospect St., Ridgefield, CT**

**INLAND WETLANDS BOARD**

**Item I: #2018-056-A:** Regulation Amendment application to the Town of Ridgefield Inland Wetlands and Watercourses to amend Section 4.5 – Special Provisions: Upland Review Area Boundaries. *Board initiated.*

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PLANNING AND ZONING COMMISSION  
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66 Prospect St., Ridgefield, CT**

**PLANNING AND ZONING COMMISSION**

- Item I:** (Continued) #2018-045-A: Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to add the Section 5.3.C.12: Food retail/serving and Section 5.3.D.5.d: flooring, granite marble. *Statutorily received on July 17, 2018. Commission Initiated.*
- Item II:** (Continued) #2018-046-A: Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to add the definitions of Temporary signage by amending Section 2.2- Definitions, and to amend Section 7.2.E.10 a and b for Maximum Size/Area – Signage. *Statutorily received on July 17, 2018. Commission Initiated.*
- Item III:** (Continued) #2018-047-A: Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to amend the Section 7.2.D.2.b. and d. Maximum Size/Area and Section 7.2.E.11 Maximum Number Size/Area-Signage. *Statutorily received on July 17, 2018. Commission Initiated.*
- Item IV:** (Continued) #2018-052-A: Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to the amend Section 5.3.D.27. and Section 5.3.D.27.b and remove Section 5.3.D.27.a. *Statutorily received on July 17, 2018. Commission Initiated.*
- Item V:** #2018-063-SP: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.2.D.13 for change of use to Educational Use, at **28 Prospect Street** in the CBD Zone. *Statutorily received on October 02, 2018. Public hearing held on October 23, 2018. 35 Days to close a public hearing is November 06, 2018. Owner: Gorgeous Associates, LLC. Applicant: Semia Education Technology, Inc. Authorized Agent: Robert R. Jewell, Esq.*

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INLAND WETLANDS BOARD**

**Tuesday, October 23, 2018  
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**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2018-054-AH-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for grading and related work in an upland review area on property consisting of ±3.33 acres located at **233 Danbury Road** in the RAA Zone. *Statutorily received on July 24, 2018. Site walked on July 29, 2018. 35 days to render a decision is November 13, 2018. Owner/Applicant: CGP at Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2018-056-A:** Regulation Amendment application to the Town of Ridgefield Inland Wetlands and Watercourses to amend Section 4.5 – Special Provisions: Upland Review Area Boundaries. *Board initiated. For discussion and possible action.*
- 3. #2018-064-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to remedy a violation (XR# 2018-033-WV) including mitigation of the disturbed regulated area at **18 Hayes Lane** in the RA Zone. Owner: Vladimir Urbenak. Applicant: John Urbenak. Authorized Agent: Ralph Gallagher Jr, P.E. *For possible discussion and action.*

**NEW ITEMS**

- 1. Discussion on 2019 Meeting schedule. % Chair**

**BOARD WALKS**

- 1. #2018-065-SP-SR-VDC, 23 & 23<sup>1/2</sup> Catoonah Street, Sturges Properties LLC.**
- 2. #2018-067-S-AH-SR, 28 Great Hill Road, CV Building Concepts Inc.**
- 3. #2018-064-SR, 18 Hayes Lane, Vladimir Urbenak.**

**REQUESTS FOR BOND RELEASES/REDUCTION**

## **CORRESPONDENCE**

### **MINUTES**

**For approval:** October 09, 2018 (Distributed on October 16, 2018)

**For distribution:**

### **PUBLIC HEARINGS**

#### **October 23, 2018**

- **#2018-056-A:** Amendment application, Section 4.5

#### **October 30, 2018 (Continued)**

- **#2018-053-PR-SP:** Plenary Ruling Application, 340 Peaceable Street, 340 Peaceable Street LLC.

#### **November 07, 2018**

- **#2018-061-AH-SR:** Summary Ruling Application, 84 Governor Street, 84 Governor St LLC
- **#2018-062-AH-PR:** Plenary Ruling Application, 62 Prospect Ridge Road, 62 Prospect Street LLC.

#### **November 13, 2018 (Continued)**

- **#2018-053-PR-SP:** Plenary Ruling Application, 340 Peaceable Street, 340 Peaceable Street LLC.

#### **November 20, 2018 (Continued)(Tentative)**

- **#2018-061-AH-SR:** Summary Ruling Application, 84 Governor Street, 84 Governor St LLC
- **#2018-062-AH-PR:** Plenary Ruling Application, 62 Prospect Ridge Road, 62 Prospect Street LLC.

#### **November 30, 2018 (Continued)**

- **#2018-053-PR-SP:** Plenary Ruling Application, 340 Peaceable Street, 340 Peaceable Street LLC.

#### **December 04, 2018**

- **#2018-065-SP-SR-VDC:** Summary Ruling Application, 23 & 23<sup>1/2</sup> Catoonah Street

#### **December 12, 2018 (Continued)**

- **#2018-053-PR-SP:** Plenary Ruling Application, 340 Peaceable Street, 340 Peaceable Street LLC.

#### **December 18, 2018**

- **#2018-067-AH-SR,** Summary Ruling Application, 28 Great Hill Rd.

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DRAFT AGENDA  
PLANNING AND ZONING COMMISSION**

**Tuesday, October 23, 2018  
7:00 PM\* –Town Hall Annex**

**Lower Level Meeting Room  
66 Prospect St., Ridgefield, CT**

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

- 1. #2018-054-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes( Affordable Housing) for construction of thirty (30) age restricted units, of which 30% of the units shall be affordable, and per Ridgefield Zoning Regulations Section 7.5.D.5 for earth processing, including rock-crushing and soil screening activities for a property consisting of ±3.33 acres located at **233 Danbury Road** in the RAA Zone. *Statutorily received on July 24, 2018. Site walked on July 29, 2018. Public hearing closed on October 09, 2018.65 days to render a decision December 13, 2018. Owner/Applicant: CGP at Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2018-045-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to add the Section 5.3.C.12: Food retail/serving and Section 5.3.D.5.d: flooring, granite marble. *Statutorily received on July 17, 2018. Public hearing opened on September 19, 2018. Commission Initiated.*
- 3. IF PUBLIC HEARING IS CLOSED: #2018-046-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to add the definitions of Temporary signage by amending Section 2.2-Definitions, and to amend Section 7.2.E.10 a and b for Maximum Size/Area – Signage. *Statutorily received on July 17, 2018. Public hearing opened on September 19, 2018.Commission Initiated.*
- 4. IF PUBLIC HEARING IS CLOSED: #2018-047-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to amend the Section 7.2.D.2.b. and d. Maximum Size/Area and Section 7.2.E.11 Maximum Number Size/Area-Signage. *Statutorily received on July 17, 2018. Public hearing opened on September 19, 2018.Commission Initiated.*
- 5. IF PUBLIC HEARING IS CLOSED #2018-052-A :** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to the amend Section 5.3.D.27. and Section 5.3.D.27.b and remove Section 5.3.D.27.a.*Statutorily received on July 17, 2018. Public hearing opened on September 19, 2018. Commission Initiated*

- 6. IF PUBLIC HEARING IS CLOSED: #2018-063-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.2.D.13 for change of use to Educational Use, at **28 Prospect Street** in the CBD Zone. *Statutorily received on October 02, 2018. Public hearing held on October 23, 2018. 35 Days to close a public hearing is November 06, 2018. Owner: Gorgeous Associates, LLC. Applicant: Semia Education Technology, Inc. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

## NEW ITEMS

- 1. #2018-069-PRE:** Pre-submission concept for the development of the parcels located at **Wilridge Road and 3 Park Lane** in the B-1 Zone. Statutorily received on October 16, 2018. For discussion.
- 2. #2018-070-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.2 to add an indoor gathering space to the church and add accessible entry area and bathroom facilities for a property located at **54 Catoonah Street** in the R7.5 Zone. *Statutorily received on October 16, 2018. Owner/Applicant: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq. For scheduling a site walk and Public Hearing.*
- 3. #2018-072-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for wall sign in the front of the building for three tenants located at **16 Bailey Avenue** in the CBD Zone. *Owner/Applicant: Vanacker Partners LLC. For receipt, discussion and possible action.*
- 4. #2018-073-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.5.D.4.5 to use the screening and crushing equipment for a property located at **153 West Mountain Road** in the RAAA zone. *Owner/Applicant: 153 West Mountain Road LLC. Authorized Agent: Artel Engineering Group, LLC. For receipt and discussion and possible action.*
- 5.** Discussion on 2019 Meeting schedule. % Chair

## COMMISSION WALKS

### November 18, 2018

- #2018-065-SP-SR-VDC,** 23 & 23<sup>1/2</sup> Catoonah Street, Sturges Properties LLC.
- #2018-66-SP,** 36 Danbury Road, 36 Danbury Road LLC
- #2018-067-S-AH-SR,** 28 Great Hill Road, CV Building Concepts Inc.

## REQUESTS FOR BOND RELEASES/REDUCTION

1. **#2015-041-PR-SP**, 77 Sunset Lane. Request for release of \$2,500 bond posted for irrigation system.

## **CORRESPONDENCE**

## **MINUTES**

**For approval:** October 09, 2018 (Distributed on October 16, 2018)

**For distribution:**

## **PUBLIC HEARINGS**

### **October 23, 2018**

- **(Continued) #2018-045-A:** Amendment Application, Section 5.3.C.12 and Section 5.3.D.5
- **(Continued) #2018-046-A:** Amendment Application, Section 2.2 and 7.2.E.10 a. and b.
- **(Continued) #2018-047-A:** Amendment Application, Section 7.2.D.2.b and d. and Section 7.2.E.11
- **(Continued) #2018-052-A:** Amendment Application, Section 5.3.D.27 a. and b.

### **November 07, 2018**

- **#2018-061-AH-SR:** Affordable Housing Application, 84 Governor Street, 84 Governor St LLC
- **#2018-062-AH-PR:** Affordable Housing Application, 62 Prospect Ridge Road, 62 Prospect Street LLC

### **November 13, 2018 (Continued)**

- **#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, 340 Peaceable St LLC

### **November 20, 2018 ( Tentative)**

- **(Continued) #2018-061-AH-SR,** Affordable Housing application, 84 Governor Street, 84 Governor St LLC
- **(Continued) #2018-062-AH-PR,** Affordable Housing application, 62 Prospect Ridge Road, 62 Prospect Ridge LLC.

### **November 27, 2018 (Continued)**

- **#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, 340 Peaceable St LLC.

### **December 04, 2018**

- **#2018-065-SP-SR-VDC:** Special Permit Application, 23 & 23<sup>1/2</sup> Catoonah Street, Sturges Properties LLC.
- **#2018-066-SP,** Special Permit Application, 36 Danbury Road, 36 Danbury Road LLC.

### **December 12, 2018 (Continued)**

- **#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, 340 Peaceable St LLC.

**December 18, 2018**

- **#2018-067-S-AH-SR**, Subdivision and Affordable Housing Application, 28 Great Hill Road, CV Building Concepts Inc.

**To be scheduled**

**#2018-070-SP**, Special Permit Application, 54 Catoonah Street, St Mary's Corporation.